

2574807

MAIL TO - PRUDENTIAL FEDERAL
3261 SOUTH STATE STREET

Recorded OCT 10 1973 at 12:07 PM
Request of SECURITY TITLE COMPANY
Fee Paid, JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 15.10 By *[Signature]* Deputy

NOTICE OF COMPLETION
OF
VICTORIA HOUSE SQUARE CONDOMINIUM PROJECT
(PHASE NO. 2)

SECURITY TITLE COMPANY
152968

THIS NOTICE is made and executed this 10th day of
October, 1973 by VHS CORPORATION, a Utah cor-
poration, as Trustee (hereinafter referred to as "Declarant").

RECITALS:

A. On November 29, 1971 Declarant created Phase No. 1 of the Victoria House Square Condominium Project (hereinafter referred to merely as "Phase No. 1") by filing for record in the office of the County Recorder of Salt Lake County, Utah an instrument entitled "Enabling Declaration of Victoria House Square Condominium Project (Phase No. 1)" and an instrument styled "Record of Survey Map of Phase No. 1 of Victoria House Square Condominium Project." Said Enabling Declaration was recorded as Entry No. 2423531 in Book 3020, Pages 306-341. Said Map was recorded as Entry No. 2423530 in Book KK, Page 34. The two instruments together submitted to the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-35, Utah Code Annotated (1953)) the following-described Parcel of real property situated in the City and County of Salt Lake, State of Utah:

BEGINNING at a point North 0° 02' 16" West 145.75 feet from the Southwest corner of Block 8, Plat "B," Salt Lake City Survey and running thence North 0° 02' 16" West 514.25 feet, to the Northwest corner of said Block 8, thence North 89° 57' 50" East 86.50 feet; thence South 0° 02' 16" East 77.75 feet; thence North 89° 57' 50" East 56.10 feet; thence South 0° 02' 16" East 87.50 feet; thence North 89° 57' 50" East 237.90 feet; thence South 0° 02' 16" East 128.50 feet; thence North 89° 57' 50" East 279.50 feet to the East line of said Block 8; thence South 0° 02' 16" East 177.50 feet; thence South 89° 57' 50" West 445.30 feet; thence South 0° 02' 16" East 43.00 feet; thence South 89° 57' 50" West 214.70 feet to the point of BEGINNING.

Concurrently with the recordation of this Notice of Completion, Declarant has amended the above-referenced Enabling Declaration and Map by filing for record an instrument entitled "Amendment to Enabling Declaration of Victoria House Square Condominium Project (Phase No. 1)" and an instrument styled "Amended Record of Survey Map of Phase 1 of Victoria House Square Condominium Project."

BOOK 3435 PAGE 179

B. The above-described Parcel of real property comprises a portion of the following-described tract situated in the City and County of Salt Lake, State of Utah (hereinafter referred to as the "Entire Tract"):

The tract lying within the boundaries of the block which lies between Seventh and Eighth South and Third and Fourth East Streets.

C. The above-referenced Enabling Declaration anticipated that the Condominium Project created thereby would be but the first Phase of a larger Project which ultimately might come into existnece. Accordingly, in said Enabling Declaration Declarant reserved and defined the right to include each additional Phase occupying a portion of the Entire Tract as a part of one Project consisting of all Phases which may be completed at any given time.

D. Concurrently with the recordation of this Notice of Completion, Declarant has created Phase No. 2 of the Victoria House Square Condominium Project (hereinafter referred to merely as "Phase No. 2") by filing for record in the office of the County Recorder of Salt Lake County, Utah an instrument entitled "Enabling Declaration of Victoria House Square Condominium Project (Phase No. 2)" and an instrument styled "Record of Survey Map of Phase No. 2 of Victoria House Square Condominium Project." The two instruments together have submitted to the Utah Condominium Ownership Act the following-described Parcel of real property situated in the City and County of Salt Lake, State of Utah:

BEGINNING at a point South 0° 02' 16" East 212.50 feet from the Northeast Corner of Block 8, Plat B, Salt Lake City Survey, and running thence South 0° 02' 16" East along the East line of said Block 8 81.25 feet; thence South 89° 57' 50" West 279.50 feet; thence North 0° 02' 16" West 128.50 feet; thence South 89° 57' 50" West 237.90 feet; thence North 0° 02' 16" West 87.50 feet; thence South 89° 57' 50" West 16.10 feet; thence North 0° 02' 16" West 77.75 feet to the North line of said Block 8; thence North 89° 57' 50" East along said North line 145.75 feet; thence South 0° 02' 16" East 81.00 feet; thence North 89° 57' 50" East 57.25 feet; thence North 0° 02' 16" West 81.00 feet to the North line of said Block 8; thence North 89° 57' 50" East along said North line 137.75 feet; thence South

BOOK 3435 PAGE 180

0° 02' 16" East 165.00 feet; thence North 89° 57' 50" East 102.00 feet; thence South 0° 02' 16" East 47.50 feet; thence North 89° 57' 50" East 90.75 feet to the point of BEGINNING.

ALSO, BEGINNING at a point South 89° 57' 50" West 82.50 feet from the Southeast Corner of Block 8, Plat B, Salt Lake City Survey, and running thence South 89° 57' 50" West along the South line of said Block 8 303.00 feet; thence North 0° 02' 16" West 82.50 feet; thence South 89° 57' 50" West 274.50 feet to the West line of said Block 8; thence North 0° 02' 16" West along said West line 63.25 feet; thence North 89° 57' 50" East 214.70 feet; thence North 0° 02' 16" West 43.00 feet; thence North 89° 57' 50" East 445.30 feet to the East line of said Block 8; thence South 0° 02' 16" East along said East line 65.00 feet; thence South 89° 57' 50" West 131.50 feet; thence South 0° 02' 16" East 41.25 feet; thence North 89° 57' 50" East 49.00 feet; thence South 0° 02' 16" East 82.50 feet to the point of BEGINNING.

TOGETHER WITH a right-of-way over and across the following-described tract: BEGINNING at a point South 0° 02' 16" East 212.50 feet from the Northeast Corner of Block 8, Plat B, Salt Lake City Survey, and running thence South 89° 57' 50" West 90.75 feet; thence North 0° 02' 16" West 16.50 feet; thence North 89° 57' 50" East 90.75 feet; thence South 0° 02' 16" East 16.50 feet to the point of BEGINNING.

E. The Parcel of real property included in Phase No. 2 comprises a portion of the Entire Tract. The Enabling Declaration relating to Phase No. 2: (i) provides that said Phase constitutes the second and final Phase of the Victoria House Square Condominium Project; and (ii) anticipates that said Phase will be added to and merged with Phase No. 1 upon fulfillment of the necessary conditions. Accordingly, the Enabling Declaration relating to Phase No. 2 reaffirms, reserves, and defines Declarant's right to include Phase No. 2 as a part of a single Condominium Project consisting of Phase No. 1 and Phase No. 2.

F. Declarant desires, pursuant to the applicable provisions of the above-referenced instruments, to exercise its right to merge Phase No. 1 and Phase No. 2.

BOOK 3435
PAGE 181

NOW, THEREFORE, for such purposes Declarant hereby states, declares, and verifies as follows:

1. The Enabling Declaration and Record of Survey Map associated with Phase No. 2 are being recorded in the office of the County Recorder of Salt Lake County, Utah concurrently with the recordation of this Notice of Completion. A description of the Parcel of real property submitted to the Utah Condominium Ownership Act by said Enabling Declaration and Map is set forth in Paragraph D above.

2. All of the improvements connected with Phase No. 2 are substantially complete.

3. Upon the recordation of this instrument Phase No. 2 shall automatically be added to and merged with Phase No. 1 and thereafter Phase No. 1 and Phase No. 2 shall for all purposes constitute but constituent parts of a single Condominium Project known simply as the Victoria House Square Condominium Project.

4. The following schedule sets forth the percentage of undivided ownership interest which shall appertain to each Unit in the Victoria House Square Condominium Project after the recordation of this instrument:

Building A

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
A1A	.2658	A1B	.2746	A1C	.2835
A2A	.2303	A2B	.2392	A2C	.2481
A3A	.2303	A3B	.2392	A3C	.2481
A4A	.2303	A4B	.2392	A4C	.2481
A5A	.2303	A5B	.2392	A5C	.2481
A6A	.2658	A6B	.2746	A6C	.2835
A7A	.2658	A7B	.2746	A7C	.2835
A8A	.2303	A8B	.2392	A8C	.2481
A9A	.2303	A9B	.2392	A9C	.2481
A10A	.2303	A10B	.2392	A10C	.2481
A11A	.2215	A11B	.2392	A11C	.2481
A12A	.2658	A12B	.2746	A12C	.2835

BOOK 3435 PAGE 182

Building B

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
B1A	.2658	B1B	.2746	B1C	.2835
B2A	.2303	B2B	.2392	B2C	.2481
B3A	.2303	B3B	.2392	B3C	.2481
B4A	.2303	B4B	.2392	B4C	.2481
B5A	.2215	B5B	.2392	B5C	.2481
B6A	.2658	B6B	.2746	B6C	.2835
B7A	.2658	B7B	.2746	B7C	.2835
B8A	.2303	B8B	.2392	B8C	.2481
B9A	.2303	B9B	.2392	B9C	.2481
B10A	.2303	B10B	.2392	B10C	.2481
B11A	.2303	B11B	.2392	B11C	.2481
B12A	.2658	B12B	.2746	B12C	.2835

Building C

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
C1A	.2658	C1B	.2746	C1C	.2835
C2A	.2303	C2B	.2392	C2C	.2481
C3A	.2303	C3B	.2392	C3C	.2481
C4A	.2303	C4B	.2392	C4C	.2481
C5A	.2215	C5B	.2392	C5C	.2481
C6A	.2658	C6B	.2746	C6C	.2835
C7A	.2658	C7B	.2746	C7C	.2835
C8A	.2303	C8B	.2392	C8C	.2481
C9A	.2303	C9B	.2392	C9C	.2481
C10A	.2303	C10B	.2392	C10C	.2481
C11A	.2303	C11B	.2392	C11C	.2481
C12A	.2658	C12B	.2746	C12C	.2835

Building D

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
D1A	.2658	D1B	.2746	D1C	.2835
D2A	.2303	D2B	.2392	D2C	.2481
D3A	.2303	D3B	.2392	D3C	.2481
D4A	.2303	D4B	.2392	D4C	.2481
D5A	.2215	D5B	.2392	D5C	.2481
D6A	.2658	D6B	.2746	D6C	.2835
D7A	.2658	D7B	.2746	D7C	.2835
D8A	.2303	D8B	.2392	D8C	.2481
D9A	.2303	D9B	.2392	D9C	.2481
D10A	.2303	D10B	.2392	D10C	.2481
D11A	.2303	D11B	.2392	D11C	.2481
D12A	.2658	D12B	.2746	D12C	.2835

Building E

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
E1A	.3544	E1B	.3721	E1C	.3898
E2A	.3100	E2B	.3189	E2C	.3278
E3A	.3100	E3B	.3189	E3C	.3278
E4A	.3100	E4B	.3189	E4C	.3278
E5A	.3100	E5B	.3189	E5C	.3278
E6A	.3100	E6B	.3189	E6C	.3278
E7A	.3100	E7B	.3189	E7C	.3278
E8A	.3544	E8B	.3721	E8C	.3898
E9A	.3366	E9B	.3632	E9C	.3721
E10A	.2923	E10B	.3012	E10C	.3100
E11A	.2923	E11B	.3012	E11C	.3100
E12A	.2923	E12B	.3012	E12C	.3100
E13A	.2303	E13B	.3012	E13C	.3100
E14A	.2923	E14B	.3012	E14C	.3100
E15A	.2923	E15B	.3012	E15C	.3100
E16A	.3366	E16B	.3632	E16C	.3721

BOOK 3435 PAGE 184

Building G

<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>
G1A	.2658	G1B	.2746	G1C	.2835
G2A	.2303	G2B	.2392	G2C	.2481
G3A	.2303	G3B	.2392	G3C	.2481
G4A	.2303	G4B	.2392	G4C	.2481
G5A	.2303	G5B	.2392	G5C	.2481
G6A	.2658	G6B	.2746	G6C	.2835
G7A	.2658	G7B	.2746	G7C	.2835
G8A	.2303	G8B	.2392	G8C	.2481
G9A	.2303	G9B	.2392	G9C	.2481
G10A	.2303	G10B	.2392	G10C	.2481
G11A	.2215	G11B	.2392	G11C	.2481
G12A	.2658	G12B	.2746	G12C	.2835

Building H

<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>
H1A	.2658	H1B	.2746	H1C	.2835
H2A	.2303	H2B	.2392	H2C	.2481
H3A	.2303	H3B	.2392	H3C	.2481
H4A	.2303	H4B	.2392	H4C	.2481
H5A	.2303	H5B	.2392	H5C	.2481
H6A	.2658	H6B	.2746	H6C	.2835
H7A	.2658	H7B	.2746	H7C	.2835
H8A	.2303	H8B	.2392	H8C	.2481
H9A	.2303	H9B	.2392	H9C	.2481
H10A	.2303	H10B	.2392	H10C	.2481
H11A	.2215	H11B	.2392	H11C	.2481
H12A	.2658	H12B	.2746	H12C	.2835

Building J

<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>
J1A	.2658	J1B	.2746	J1C	.2835
J2A	.2303	J2B	.2392	J2C	.2481
J3A	.2303	J3B	.2392	J3C	.2481
J4A	.2303	J4B	.2392	J4C	.2481
J5A	.2303	J5B	.2392	J5C	.2481
J6A	.2658	J6B	.2746	J6C	.2835
J7A	.2658	J7B	.2746	J7C	.2835
J8A	.2303	J8B	.2392	J8C	.2481
J9A	.2303	J9B	.2392	J9C	.2481
J10A	.2303	J10B	.2392	J10C	.2481
J11A	.2215	J11B	.2392	J11C	.2481
J12A	.2658	J12B	.2746	J12C	.2835

Building K

<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>
K1A	.3544	K1B	.3632	K1C	.3721
K2A	.2568	K2B	.2658	K2C	.2746
K3A	.2568	K3B	.2658	K3C	.2746
K4A	.2568	K4B	.2658	K4C	.2746
K5A	.3544	K5B	.3632	K5C	.3721
K6A	.3012	K6B	.3100	K6C	.3189
K7A	.3012	K7B	.3100	K7C	.3189
K8A	.3544	K8B	.3632	K8C	.3721
K9A	.3544	K9B	.3632	K9C	.3721
K10A	.2481	K10B	.2568	K10C	.2658
K11A	.3100	K11B	.3190	K11C	.5316
K12A	.2392	K12B	.2481	K12C	.4606
K13A	.3544	K13B	.3632	K13C	.2568
				K14C	.3721

BOOK 3435 PAGE 186

Building L

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
L1A	.2746	L1B	.2835	L1C	.2923
L2A	.2746	L2B	.2835	L2C	.2923
L3A	.2923	L3B	.3012	L3C	.3100
L4A	.2392	L4B	.2481	L4C	.2568
L5A	.2923	L5B	.3012	L5C	.3100
L6A	.2746	L6B	.2835	L6C	.2923
L7A	.2746	L7B	.2835	L7C	.2923
L8A	.2923	L8B	.3012	L8C	.3100
L9A	.2303	L9B	.2481	L9C	.2568
L10A	.2923	L10B	.3012	L10C	.3100

Upon the recordation of this instrument the revised schedule of undivided interests set forth above shall automatically become effective for all purposes and shall completely supersede both the schedule which is contained in Exhibit "A" relating to the Enabling Declaration concerning Phase No. 1 and the schedule which is contained in Exhibit "A" to the Enabling Declaration associated with Phase No. 2.

EXECUTED the day and year first above written.

VHS CORPORATION, Trustee

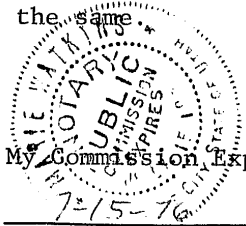
ATTEST:

John B. Anderson
John B. Anderson, Secretary

By Boyd J. Brown
Boyd J. Brown, President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 10th day of October, 1973, personally appeared before me BOYD J. BROWN and JOHN B. ANDERSON, who being by me duly sworn, did say that they are the President and Secretary, respectively, of VHS CORPORATION, a Utah corporation, and that the foregoing Notice of Completion was signed on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors, and said Boyd J. Brown and John B. Anderson acknowledged to me that said corporation executed the same


My Commission Expires: 7-15-76

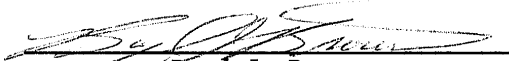
Marie Mackinnon
Notary Public
Residing at: Salt Lake City, Utah

BOOK 3435 PAGE 187

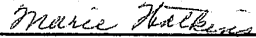
VERIFICATION


STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

BOYD J. BROWN, being first duly sworn, on oath deposes and says: That he is the President of VHS CORPORATION, a Utah corporation and the Declarant in the foregoing "Notice of Completion of Victoria House Square Condominium Project (Phase No. 2)"; That he is familiar with the matters dealt with, and the instruments referred to, in said Notice; That the statements of fact contained in said Notice are true and correct; and That the other statements or declarations contained in said Notice are consistent with, and are made pursuant to, the provisions of the various instruments referred to and described in said Notice.


Boyd J. Brown

SUBSCRIBED AND SWORN TO before me this 10th day of October, 1973.


Notary Public
Residing at Salt Lake City, Utah

My Commission Expires: _____


CONSENT

Each of the undersigned persons and entities, who together comprise all parties (other than the Declarant named in the foregoing Notice) owning or having an equitable interest in the Units included in Phase No. 1 and Phase No. 2 of the Victoria House Square Condominium Project, hereby consents to the merger of said Phase No. 1 and Phase No. 2 pursuant to the foregoing

BOOK 3435 PAGE 188

Notice and pursuant to the terms of the various instruments referred to and described in said Notice.

EXECUTED this 10th day of October, 1973.

PRUDENTIAL SERVICE CORPORATION,
a Utah corporation

ATTEST:

John B. Anderson
Title: Secretary

By *A. G. Clarke*
Its President

Jerome H. Mooney
Jerome H. Mooney

Bonnie S. Mooney
Bonnie S. Mooney, his wife

Boyd J. Brown
Boyd J. Brown

Manuela Brown
Manuela Brown, his wife

PRUDENTIAL FEDERAL SAVINGS
AND LOAN ASSOCIATION, a
corporation chartered under
the laws of the United
States of America

ATTEST:

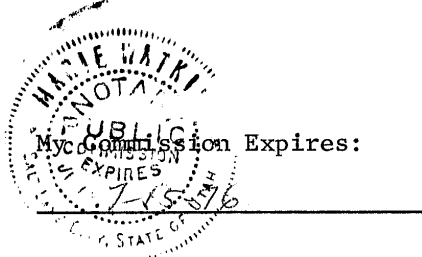
R. B. Dingley
Title: Loan Officer

By *R. D. Murray*
Its Senior Vice President

BOOK 3435 PAGE 189

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

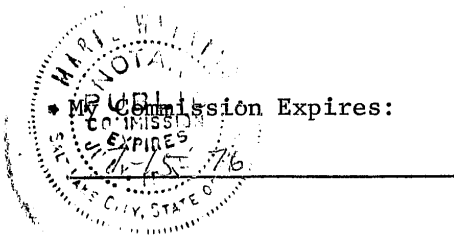
On this 10th day of October, 1973, personally appeared before me A. Z. McCLANAHAN and J. B. ANDERSON, who being by me duly sworn, did say that they are the President and Secretary, respectively, of PRUDENTIAL SERVICE CORPORATION, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors, and said A. Z. McCLANAHAN and J. B. ANDERSON acknowledged to me that said corporation executed the same.



Marie Walker
Notary Public
Residing at: Salt Lake City, Utah

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 10th day of October, 1973, personally appeared before me JEROME H. MOONEY and BONNIE S. MOONEY, his wife, two of the signers of the foregoing instrument, each of whom duly acknowledged to me that (s)he executed the same.



Marie Walker
Notary Public
Residing at: Salt Lake City, Utah

BOOK 3435 PAGE 190

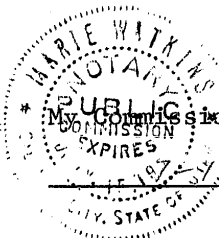
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 10th day of October, 1973, personally appeared before me BOYD J. BROWN and MANUELA BROWN, his wife, two of the signers of the foregoing instrument, each of whom duly acknowledged to me that (s)he executed the same.

Marie Watkins

Notary Public

Residing at: Salt Lake City, Utah



My Commission Expires:

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 10th day of October, 1973, personally appeared before me R. R. MURRAY and R. R. BILLINGSLEY, who being by me duly sworn, did say that they are the Sen. Vice Pres. and Loan Officer, respectively, of PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation chartered under the laws of the United States of America, and that the foregoing instrument was signed on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors, and said R. R. MURRAY and R. R. BILLINGSLEY acknowledged to me that said corporation executed the same.

Marie Watkins

Notary Public

Residing at: Salt Lake City, Utah



My Commission Expires:

BOOK 3435 PAGE 191